



# Cauldwell

PROPERTY SERVICES



## 33 Edgecote, Milton Keynes, MK8 9ER

### £279,995

Situated in a quiet and sought-after cul-de-sac in the popular area of Great Holm, this well-presented two-bedroom semi-detached home is offered to the market with no onward chain.

The accommodation comprises an entrance porch leading into a spacious and bright living/dining room, providing an ideal space for both relaxing and entertaining. To the rear of the property is a fitted kitchen with views over the garden. Upstairs, the property offers two generously sized double bedrooms and a well-appointed first floor bathroom.

Externally, the home benefits from an enclosed rear garden, perfect for outdoor dining or enjoying the warmer months, along with a small front garden enhancing its kerb appeal. To the side of the property is ample driveway parking, offering convenience for multiple vehicles.

Ideally located, the property enjoys easy access to Central Milton Keynes, the mainline railway station, and a range of local amenities, making it well suited to first-time buyers, downsizers, or investors alike.

Energy rating: D  
Council tax band: B

## **ENTRANCE PORCH**

UPVC double glazed door to front. Door to living/dining room.

## **LIVING/DINING ROOM 14'0" x 11'11" (4.27 x 3.65)**

Double glazed window to front. Radiator. Television and internet point. Stairs to first floor landing with understairs storage cupboard. Opening to kitchen.

## **KITCHEN 11'11" x 6'11" (3.64 x 2.12)**

Double glazed window to rear. Double glazed door to rear. Fitted wall and base units with worksurfaces incorporating sink drainer unit. Electric oven, four ring gas hob. Space for fridge freezer. Plumbing for washing machine. Wall mounted central heating boiler. Radiator.

## **FIRST FLOOR LANDING**

Stairs from living/dining room. Access to part boarded loft space via drop down ladder.

## **BEDROOM ONE 10'4" x 8'8" (3.16 x 2.65)**

Double glazed window to front. Radiator.

## **BEDROOM TWO 11'11" x 6'11" (3.65 x 2.12)**

Double glazed window to rear. Radiator. Airing cupboard.

## **BATHROOM**

Double glazed obscure window to side. Three piece suite comprising bath with mixer tap and shower, close coupled wc and wash hand basin. Wall mounted cabinet. Electric shaver point.

## **FRONT GARDEN**

Shingle stone garden with paved path. Double length driveway to side.

## **REAR GARDEN**

Laid to lawn with patio area and flower beds. Gated access to side.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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Floor Plan

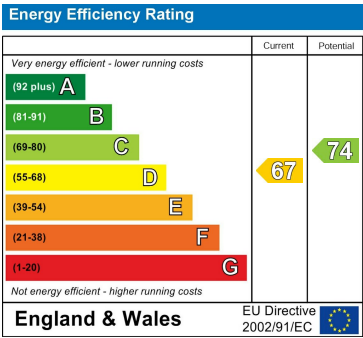


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



Energy Efficiency Graph



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